AN OVERVIEW OF THE

BATON ROUGE APARTMENT MARKET: SPRING 2007

By

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I. Baton Rouge Apartment Market - Introduction & Summation

Wow, what a year and a half. The far-reaching effects on Southeast Louisiana and the Gulf Coast generated by Hurricanes Katrina (August 29, 2005) and Rita (September 24, 2005) are still being strongly felt. The ultimate magnitude of change caused by the hurricanes has not been fully realized. Beyond the temporary (and, in some cases, likely permanent) displacement of thousands of households and jobs, the impact on each area's economy, job market, housing market, etc. (all of which directly affect the demand for, and pricing of, real estate in a specific locale), has been, and is expected to continue to be, profound. The population of the Baton Rouge area ballooned in a matter of a few days following Katrina, with shortages of housing, hotel, office and industrial space resulting. Though the area's population has returned to something approaching normalcy, most economists are still projecting a long-term increase in the Baton Rouge area population directly attributable to Katrina and Rita of roughly 30,000 people (which equates to roughly 11,000 households). The magnitude and longevity of the housing shortage attributable to Katrina (the surge in demand for real estate is potentially temporary) and the ultimate long-term impact on real estate pricing remains highly speculative. It is reasonable to expect a shift toward a new point of equilibrium, as many of the former residents of the New Orleans and other Gulf Coast areas will inevitably complete recovery efforts and gradually return to their previous homes and workplaces (or take up permanent residence in other cities...or states).

Data collected and analyzed in Spring & Fall of 2005 and Spring and Fall of 2006 regarding apartment rentals and vacancies by Cook, Moore & Associates (CMA), students with the LSU Real Estate Research Institute, the CID of GBRAR and the Baton Rouge Apartment Association (BRAA) suggests that apartment vacancies in the Baton Rouge area remain very low (relative to historical norms). Prior to Katrina, the Baton Rouge Apartment Association was reporting city-wide vacancies at 8%. A similar figure (6%) was reported in the LSU/CMA Spring 2005 report. **Since Katrina, both survey sources have reported less than 1% vacancy market-wide**. **The Fall 2006 LSU/CMA report reflected 1.9% vacancy market-wide (156 complexes surveyed), with all areas reporting less than 3% vacancy.**

We analyzed two sets of rental data (collected in the Spring and Fall of the last 4 years), which differ by composition and number of properties included. The larger matched dataset consists of 129 complexes, with a smaller matched sample of 40 large (200+ unit) complexes also analyzed. **It is notable that rental increases from Spring 2005 (pre-Katrina) to Fall 2006 for the larger matched set averaged roughly 12.2% (over an 18-month period), while the increase from Fall 2005 to Fall 2006 was 5.6% (over a 12-month period). The vacancy rate for the 129 complexes in the matched sample was 1.58%. The strength of these figures is directly attributable to the effects of Hurricanes Katrina and Rita.**

A bulleted summary of our key considerations & expectations is provided below:

- ❑ As the supply of rental units increases (595± units were completed in 2006, 1,719± units are under construction, and 2,332± units have been announced for construction by the end of 2008 in the MSA; the total for 2006-08 could exceed 4,700 units), market-wide vacancies should begin to return toward more normal levels. In the interim, however, the imbalance in the supply of and demand for housing in the Baton Rouge area will continue to keep pricing pressures relatively strong, continuing to push attainable rentals upward market-wide.

- ❑ Consideration should also be given to the 2,290± "for sale" condo units either built or planned for the Baton Rouge MSA for 2006-08. These primarily draw on the segment of the market oriented toward owner-occupancy, but many have been acquired by investors and represent competition for traditional rental units.

- ❑ The options for tenants disgruntled over rising rents remain limited. When rental increases are announced, they can (#1) pay the higher rental, (#2) find another rental unit or (#3) buy a house or condo. The choices are limited for Option #2 (less than 2% vacancy market-wide, and most competing units are now at relatively higher rentals, as well) and the average home price is much higher than pre-hurricane levels (making Option #3 less attractive and, for many, economically infeasible). Most tenants are simply growling, complaining and, ultimately, paying the higher rents (Option #1).

- ❑ The simple mechanics of housing demand are as follows: the national and local norm has been roughly 2.75 people per household so, for each 1,000 people that remain long-term in Baton Rouge as a direct result of Katrina, we need to have roughly 360 additional housing units to satisfy the incremental demand created by this population increase. As roughly 33% of the local units have historically been renter-occupied, roughly 120 of these 360 units (per thousand residents) need to be rental units. As most economists are projecting the Baton Rouge area's long-term population will likely increase by 30,000± solely as a direct result of Katrina (i.e., in addition to the normal population growth we were already experiencing), we may ultimately need to build 3,600± rental apartment units solely to satisfy the long-term demand stirred by Katrina.

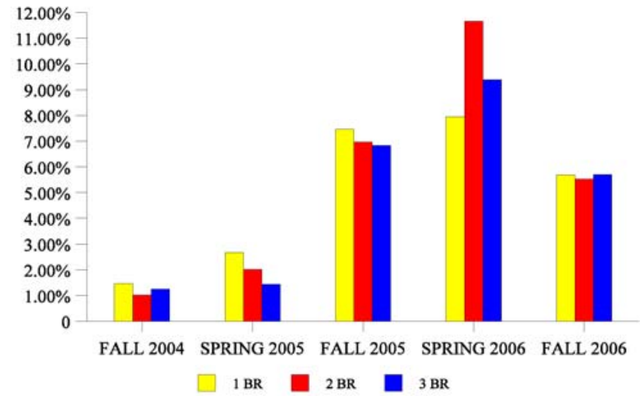
- ❑ Thousands of housing units were either destroyed or received major damage (to the point of not being able to be rebuilt) in the New Orleans MSA. Roughly 50,000± were rental units. We reviewed numerous other projections (LA Recovery Authority, RAND Corporation, Dept. of Homeland Security, etc.) of destroyed or damaged housing units throughout the region, all of which report roughly similar estimates. While it is obvious that the housing market has been significantly altered in the New Orleans region (and, correspondingly, surrounding and nearby communities like Baton Rouge), the extent of the damage and the long-term ramifications remains speculative.

- ❑ A key "wild card" in the supply side of the equation is the Low-Income Housing Tax Credit (LIHTC) program administered by the LA Housing Finance Agency (LHFA). As part of the GO Zone Act, the federal government over the next 2 years will provide almost $2 billion to subsidize the construction of affordable housing in the areas of Louisiana affected by Katrina and Rita. This program could potentially spur the construction of thousands of affordable housing rental units statewide over the next 2+ years. Most of these subsidized units will built in New Orleans and other more directly-affected areas, however, they will offer alternatives for those households wishing to return home from the Baton Rouge area.

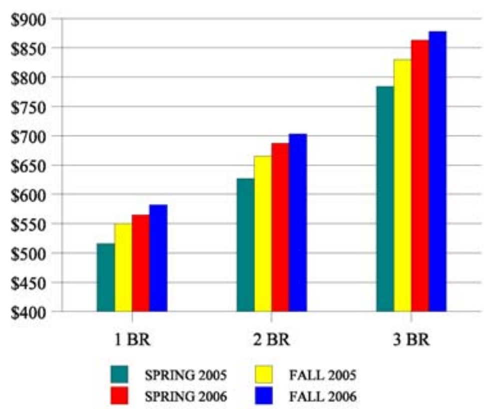
- ❑ The critical factors that will ultimately drive the long-term demand for, and absorption of, additional housing units in the Baton Rouge area are the number of jobs that can be retained locally (where the jobs go, the population will follow) and the ability of our infrastructure (roads, schools, governing bodies) to accommodate this rapid growth and maintain the character and marketability of Baton Rouge as a place to live.

Graphs illustrating the recent trends in apartment rentals are provided on the following page. These will be followed by synopses of new multifamily residential (apartment and condo) construction projects. For more detailed discussions and information, please call us (we provide professional consulting services) or go to www.cookmoore.com or www.batonrougetrends.com.

ANNUAL PERCENTAGE INCREASE IN APARTMENT RENTAL RATES BY UNIT TYPE
BASED ON MATCHED SAMPLE OF 129 COMPLEXES



AVERAGE APARTMENT RENTAL RATES BY UNIT TYPE
BASED ON MATCHED SAMPLE OF 129 COMPLEXES



Apartment Data by Area

(Fall 2004 - Fall 2006 Matched Sample Data Set)

			Average Rent					Average Rent per Sq. Ft.					Vacancy Rate					
Area	Number of Complexes	Period	0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR	Total
ALL	129	F 2006	$446	$582	$703	$878	$1,438	$0.967	$0.834	$0.705	$0.707	$1.106	1.48%	1.43%	1.67%	1.92%	0.44%	1.58%
		S 2006	$437	$565	$687	$863	$1,407	$0.949	$0.810	$0.689	$0.695	$1.082	0.59%	0.16%	0.14%	0.24%	0.00%	0.16%
		F 2005	$439	$550	$665	$830	$1,391	$0.953	$0.789	$0.668	$0.669	$1.069	1.48%	0.09%	0.12%	0.08%	0.44%	0.13%
		S 2005	$424	$516	$627	$784	$1,309	$0.920	$0.740	$0.629	$0.632	$1.006	5.04%	5.71%	5.80%	5.99%	3.27%	5.72%
		F 2004	$412	$510	$621	$777	$1,308	$0.895	$0.731	$0.623	$0.626	$1.005	6.82%	4.56%	6.23%	6.19%	1.74%	5.51%

II. New Apartment Construction

Baton Rouge experienced a small “boom” in apartment construction from 1995 to 2005. During this period, 36 new apartment complexes containing a total of 6,809± rental units (excluding “for sale” condos) were built in Baton Rouge. It remains notable that very few of the new complexes have offered standard, mid-grade apartment units (i.e., virtually all have been oriented toward "niche" markets, such as students or lower-income households). The vast majority of the new supply has been oriented toward more affluent tenants. These facilities offer premium amenities, finishes, services and/or security packages.

While only 595± apartment units were completed in 2006 (as few commenced in 2005), there are 1,719± units now under construction (for delivery in 2007-08) and an additional 2,332± units announced for construction (for delivery in 2008-09). The new supply planned for 2007-08 will once again be predominantly oriented toward affluent households, with a relatively small number of affordable (low-income housing tax credit) units being built with subsidization from Federal and State agencies (via the GO Zone Act). The new apartment complexes built, underway and planned in Baton Rouge are identified on the following exhibits:

Apartment Complexes Built in 2006
in the Baton Rouge, Louisiana MSA

Project Name, Developer & Location	# of Units	Completion Date	Comments
University House at Highland (First Worthing, Dallas, TX) Highland Rd north of W. State St.	164	Fall 2006	Upscale/Luxury Student-Oriented units along east side of Highland Rd near State St Construction completed
Sterling Northgate (Dinerstein, Houston, TX) Highland Rd north of W. State St.	92	Fall 2006	Upscale/Luxury Student-Oriented units along east side of Highland Rd near State St Construction completed
The Venue at Northgate - Phase II (First Worthing, Dallas, TX) South side of W. State Street	21	Late 2006	Upscale/Luxury Student-Oriented units along Highland north of State Street Construction completed
Regent Apartments (Executive Affiliates, Big Rock, IL) Millerville Rd at I-12	318	Late 2006/Early 2007	Upscale/Luxury Student-Oriented units along west side of Millerville & south side of I-12 Construction completed
Total (completed in 2006)	**595**		

Apartment Complexes Under Construction for 2007-08
in the Baton Rouge, Louisiana MSA

Project Name, Developer & Location	# of Units	Expected Completion Date	Comments
Highland Club - Phase II (Ed Kramer, Baton Rouge) Jefferson Hwy near Highland Rd	44	2007	Upscale/Luxury Conventional units - 221 (d)4 adjoining Phase I of Highland Club Construction underway
Ivy Park Apartments (TJ Iarocci, New Orleans, LA) Jones Creek Rd near Tiger Bend	252	2007	Upscale/Luxury Conventional units 221 (d)4 HUD Approval Granted Construction underway
Tuscany Reserve (Peek/Howe, Baton Rouge, LA) Siegen Marketplace	274	2007	Upscale/Luxury Conventional units to be financed conventionally; Construction underway
Jefferson Hwy Apartments (Dinerstein, Houston) Jefferson Hwy northwest of Corporate	276	2007	Upscale/Luxury Garden-Style Conventional units May be converted to condos upon completion Construction underway
The Crossing Apartments (Tom Delahaye, Plaquemine) Buddy Ellis Road in Denham Springs	136	2007	Affordable Housing (LIHTC) units off Juban Road east of Denham Construction underway
The Reserve at Jefferson Crossing (Tom Delahaye, Plaquemine) Old Jefferson Hwy south of Highland	180	2008	Affordable Housing (LIHTC) units using 4% tax credits & tax-exempt bonds Construction underway
Mansions at Ivy Lake (Darryl Leblanc, Baton Rouge) Airline Hwy at Tommy Moore Rd	240	2008	Upscale/Luxury Conventional units - 221 (d)4 in Duplessis/Gonzales Area Construction underway
Perkins Rowe (JTS, Baton Rouge) Bluebonnet at Perkins Rd	317	2007	Upscale/Luxury Mid-Rise Conventional units Likely to be converted to condos prior to completion Construction underway
Total (under construction)	**1,719**		

Apartment Complexes Proposed for 2007-08
(Not Yet Under Construction) in the Baton Rouge, Louisiana MSA

Project Name, Developer & Location	# of Units	Expected Completion Date	Comments
State/Chimes (to be named) (First Worthing, Dallas, TX) Corner of Lake and W. State Street	34	2008	Upscale/Luxury Student-Oriented units Land acquired, but construction has not started
Northgate (to be named) (First Worthing, Dallas, TX) Highland Rd at W. State St.	176	2008	Upscale/Luxury Student-Oriented units Land acquired, but construction has not started
The Enclave at Towne Center (Creekstone, Houston) Jefferson Highway near Corporate	270	2008	Upscale/Luxury Garden-style Conventional units Likely to be converted to condos upon completion Land acquired, but construction has not started
Camden Lakes Apartments (TJ Iarocci, New Orleans, LA) O'Neal Lane south of I-12	224	2008	Upscale/Luxury Conventional units - 221 (d)4 HUD Application approved Site acquired, but construction has not started
Villa Ashley I & II (Ray Rose, New Orleans, LA) Villa Ashley Drive	50	2008	Affordable Housing (Tax Credit) units Single-family, Scattered-site Rental Grouping Land acquired, but construction has not started
Brookstown (George Jenne, Baton Rouge, LA) Brookstown Drive	25	2008	Affordable Housing (Tax Credit) units Single-family, Scattered-site Rental Grouping Land acquired, but construction has not started
St. Louis Pointe (Ray Rose, New Orleans, LA) Stan Avenue	26	2008	Affordable Housing (Tax Credit) units Single-family, Scattered-site Rental Grouping Site acquired, but construction has not started
Fullerton Estates (Jeff Beaver) J.H. Cooney Dr off Plank Rd	22	2008	Affordable Housing (Tax Credit) units Single-family, Scattered-site Rental Grouping Site acquired, but construction has not started
River WestSubdivision (Jeff Beaver) Off Commercial Dr in Port Allen	23	2008	Affordable Housing (Tax Credit) units Single-family, Scattered-site Rental Grouping Site acquired, but construction has not started
Hooper Pointe (Frank Sagnibene, Baton Rouge, LA) Hooper Rd east of Plank Rd	176	2008	Affordable Housing (Tax Credit) units - 221(d)4 Pre-App HUD Approval Granted Site acquired, but construction has not started
Southern Woods (Frank Sagnibene, Baton Rouge, LA) Hooper Rd east of Plank Rd	60	2008	Affordable Housing (Tax Credit) units Site acquired, but construction has not started

Apartment Complexes Proposed for 2007-08 (Not Yet Under Construction) in the Baton Rouge, Louisiana MSA

Project Name, Developer & Location	# of Units	Expected Completion Date	Comments
Townhomes of Sherwood (Bill Wenson, Austin, TX) N. Sherwood at Greenwell Springs Rd	126	2008	Affordable Housing (Tax Credit) units Site acquired, but construction has not started
Senior Residences of Central (Bill Wenson, Austin, TX) Hooper Rd west of Joor Rd	80	2008	Affordable Housing (Tax Credit) Elderly units Site acquired, but construction has not started
Cedar Point Subdivision (Bowen Arnold, Florida) Mickens Rd	80	2008	Affordable Housing (Tax Credit) units Construction has not started
Canterbury House (Herman & Kittle Properties) North Harrell's Ferry Rd	120	2008	Affordable Housing (Tax Credit) units Construction has not started
Bristol (Creekstone, Houston) Siegen Lane south of Airline	324	2008	Upscale/Luxury Garden-Style Conventional units Likely to be converted to condos upon completion Site not yet acquired
Blue Heron Lakes (Kevin Lewis, Little Rock, AR) McHugh Rd in Zachary	256	2008	Upscale/Luxury Conventional units - 221 (d)4 Pre-App HUD Application has not yet been submitted Site acquired 7/28/06, but site plan rejected by City
Zachary Parkside (Maestri-Murrell, Baton Rouge, LA) LA 64 west of LA 964 in Zachary	260	2008	Upscale/Luxury Conventional units to be financed conventionally; Site acquired, but construction has not started
Total (planned through 2008)	**2,332**		

Not included in these lists may be additional properties (in the planning and/or financing stages) for which the site has not been purchased, site plan approval has not been granted and/or plans have not been publicly announced. As construction of new units cannot occur without site plan approval and the process of acquiring such approval is highly political and speculative (as can be the site acquisition process), inclusion of such properties in a traditional 'pipeline' analysis would be inappropriate.

III. Condominium Construction

A source of housing sometimes overlooked is "for sale" (investor and/or owner-occupant oriented) condo construction. Numerous condo developments have been built over the past several years and most have attracted reasonably rapid absorption (typically 5 to 10 units selling per month, depending more on construction schedules and availability than market demand). Several notable condo developments are summarized on the following tables:

Condo Developments
Completed in 2006 or Under Construction for 2007-08
Baton Rouge MSA

Project Name, Developer & Location	# of Units	Year Built or To Be Completed	Comments
Lakes at Bluebonnet, Phase III (Rick Cappo) Burbank Dr @ Bluebonnet	52	2006-07	2BR & 3BR condos with garages 1,370± sf to 1,529± sf Unit pricing of $180,000 to $200,000±
Summerwood Villas (David Law & Ted Martin) Burbank Dr near Gardere Lane	140	2006	2BR & 3BR single-story condos with garages 1,467± sf to 1,531± sf Unit pricing of $165,000 to $187,000±
The Plantation Condos (Signature Homes) Perkins Rd in Prairieville	139	2006	2BR & 3BR condos with garages 1,565± sf to 2,322± sf Unit pricing of $200,000 to $265,000±
Cottages at Blue Heron Lakes (Victor Dagash, BIG, LLC) McHugh Rd in Zachary	108	2006	2BR & 3BR single-story condos with garages 1,285± sf to 1,486± sf Unit pricing of $135,000 to $160,000±
Crescent at University Lake (Wampold Companies) Stanford Ave across from University Lake	165	2007	1BR, 2BR & 3BR condos with parking garage 1,162± sf to 2,342± sf Unit pricing of $350,000 to $700,000±
LaSalle (Scott Bardwell) LaSalle Avenue off Lobdell	24	2006-07	2BR condo 1,208± sf to 1,220± sf Unit pricing of $205,000 to $210,000±
Red Stick Lofts (Chris Eddy) Nicholson Drive 1.5 miles north of LSU	36	2006	2BR & 3BR condos with garages 2,000± sf Unit pricing of $200,000 to $220,000±
Fieldhouse Gameday Luxury Condos (Capstone) Nicholson Dr immediately north of LSU	99	2007	1BR, 2BR & 3BR gameday condos 396± sf to 1,599± sf Unit pricing of $115,000 to $500,000±
Victory Commons (Quadrants, Inc., Detroit, MI) Nicholson Dr immediately north of LSU	52	2007	1BR, 2BR & 3BR gameday condos with carports 731± sf to 2,065± sf Unit pricing of $200,000 to $500,000±
Southgate (RW Day) Nicholson Dr immediately south of LSU	133	2008	1BR, 2BR & 3BR condos with parking garage 853± sf to 1,653± sf Unit pricing of $235,000 to $800,000±
Bromley Townhomes, Phase II (Andrew McClindon, MBD Development) Hyacinth at Perkins	12	2006	2BR 2-story townhomes with garages 1,460± sf Unit pricing of $235,000 to $250,000±

Condo Developments
Completed in 2006 or Under Construction for 2007-08
Baton Rouge MSA

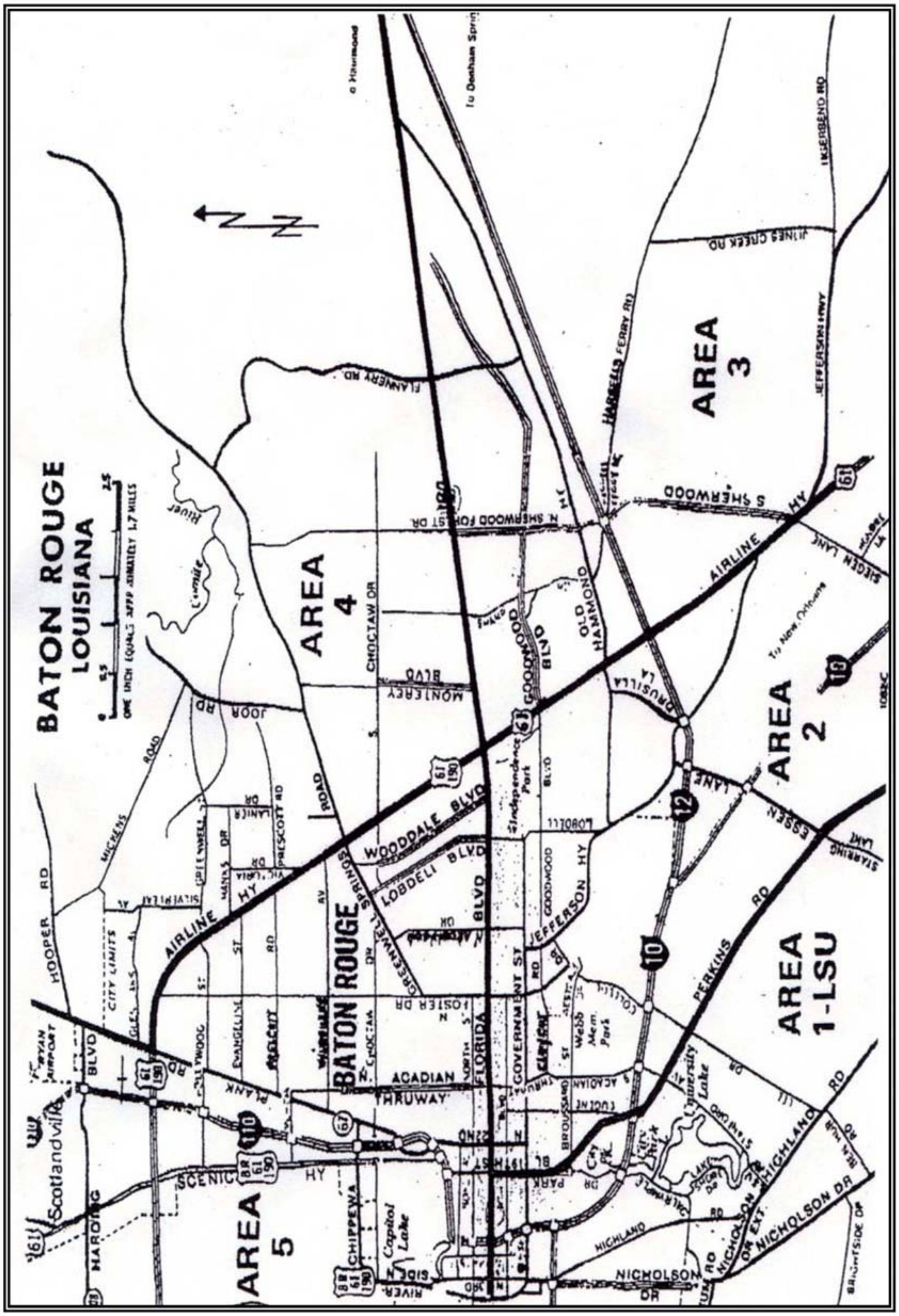
Project Name, Developer & Location	# of Units	Year Built or To Be Completed	Comments
Stone Lake (RW Day Development) Burbank Dr east of South Kenilworth	60	2007	2BR & 3BR single-story condos with garages 1,589± sf to 1,998 sf Unit pricing of $190,000 to $230,000±
Arlington Trace (Greg Flores & Crown Construction) Brightside Lane west of Sharlo	74	2007	2BR & 3BR townhomes with garages 1,340± sf to 1,740± sf Unit pricing of $155,000 to $230,000±
Boyd Place (Bill Reich) Boyd at Julie, immediately south of LSU	10	2007	2BR flats & lofts 1,329± sf to 1,822± sf Unit pricing of $240,000 to $320,000±
Burbank Landing (Honore Construction) Burbank Dr at South Kenilworth	24	2007	2BR condos 1,449± sf Unit pricing of $210,000±
Lakes Edge Too Burbank Dr at South Kenilworth	24	2007	2BR & 3BR condos 1,196± sf to 1,400± sf Unit pricing of $142,000 to $148,000±
Tiger Run Burbank Dr near Bluebonnet	24	2007	2BR condos 1,175± sf Unit pricing of $159,900±
Old Hermitage Townhomes (Old Hermitage, LLC) Off Gardere Dr & Burbank Dr	15	2007	2BR townhomes 1,188± sf Unit pricing of $125,000±
South Hampton Condos (Alvarez Construction) Old Jefferson & Stumberg	61	2007	2BR & 3BR single-story condos with garages 1,464± sf to 1,598± sf Unit pricing of $170,000 to $190,000±
Riverview Condos (Donnie Jarreau & Bobby Waters) River Rd north of the CBD	107	2006	Conversion of hotel rooms to 1 and 2BR condos 671± sf to 1,290± sf Unit pricing of $99,500 to $230,000±
Hidden Oaks Condos (Rick Cappo) Range near Lockhart, Denham Springs	48	2005-06	2BR & 3BR single-story condos with carports 1,073± sf to 1,271± sf Unit pricing of $104,000 to $114,000±
Baywood Quarters (Signature Homes) N. Harrell's Ferry Rd & Boardwalk	72	2007	2BR & 3BR condos with garages 1,565± sf to 2,227± sf Unit pricing of $210,000 to $270,000±
Villages in Shenandoah (Shenandoah View Court, LLC) Jones Creek Rd off Tiger Bend Rd	68	2007-08	2BR & 3BR condos with carports or garages 1,227± sf to 1,909± sf Unit pricing of $175,000 to $250,000±
Parkview Quarters (Stalter & Purgerson) Parkview School Rd	11	2007	2BR & 3BR 2-story condos 1,380± sf to 1,600± sf Unit pricing of $165,000 to $190,000±

Condo Developments Completed in 2006 or Under Construction for 2007-08 Baton Rouge MSA			
Project Name, Developer & Location	**# of Units**	**Year Built or To Be Completed**	**Comments**
Preserve at Longwood (Cortlandt Development, Atlanta, GA) Nicholson at Gardere	330	2007-08	Upscale/Luxury Conventional units Originally planned as apartments Construction underway
Juban Court Condos (Victor Dagash, BIG, LLC) US 190 at Juban Rd, Denham Springs	96	2007-08	2BR & 3BR single-story condos with garages 1,157± sf to 1,663± sf Unit pricing of $130,000 to $200,000±
Cottages at Dutchtown (Signature Homes) LA 73 north of I-10, Prairieville	46	2007-08	2BR & 3BR single-story condos with garages 1,559± sf to 2,338 sf Unit pricing of $220,000 to $300,000±
Magnolia Landing (Ryson Builders) Range Ave north of Denham Springs	60	2007-08	2BR condos 1,076± sf to 1,271± sf Unit pricing of $125,000 to $140,000±
The Lakes at Juban Crossing (John Blount) Buddy Ellis Rd off Juban Rd, Denham	52	2007-08	2BR & 3BR townhomes Unit pricing of $160,000 to $200,000±
Arlington Plantation Old Post Office Rd, Prairieville	16	2006	3BR townhomes 1,395± sf Unit pricing of $145,000 to $168,000±
Blox at Brightside (Donnie Jarreau) Brightside Lane	104	2006-07	Conversion of former HUD 1, 2 & 3BR apartments 658± sf to 982± sf Unit pricing of $125,000 to $155,000±
Commerce Square (Brewster Stalter) Commerce Dr in Gonzales	28	2008	3BR condos with garages 1,897± sf to 1,967± sf Unit pricing of $225,000 to $235,000±
Total	**2,290**	**(2006-2008)**	

Additional developments are known to be in the works. With the strong historical absorptions noted, it is likely the influx of units will continue. An continued upward swing in mortgage interest rates could have an adverse impact on this demand, though no signs of slacking demand have yet shown (a la Katrina).

IV. <u>Apartment Rent & Vacancy Statistics</u>

On the following pages are presented tables summarizing the figures compiled in the LSU/CMA apartment surveys performed in the Fall of 2006: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CHOCTAW DR
JEFFERSON HY
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WOODDALE BLVD
HOOPER RD
PLANK RD
ESSEN LANE
OLD HAMMOND HY
GOODWOOD BLVD
JOOR RD
Capitol Lake
University Lake

Table 1

Apartment Data by Area
(Fall 2006 Full Data Set)

		Average Rent					Average Rent per Sq. Ft.					Vacancy Rate					
Area	Number of Complexes	0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR	Total
ALL	156	$506	$583	$716	$889	$1,398	$1.092	$0.843	$0.720	$0.713	$1.043	2.18%	1.57%	2.06%	2.58%	3.70%	1.90%
1	45	$598	$637	$816	$1,093	$1,609	$1.242	$0.941	$0.845	$0.917	$1.209	3.98%	0.70%	1.91%	1.28%	0.49%	1.40%
2	31	$527	$658	$817	$1,087	$687	$1.273	$0.897	$0.764	$0.800	$0.537	0.00%	2.48%	3.01%	4.47%	0.00%	2.97%
3	40	$472	$610	$703	$771	$801	$0.967	$0.852	$0.691	$0.599	$0.507	2.40%	2.20%	1.98%	2.69%	0.00%	2.13%
4	20	$365	$402	$481	$533	$660	$0.842	$0.650	$0.537	$0.496	$0.550	0.00%	1.41%	0.58%	1.13%	0.00%	0.94%
5	20	$378	$439	$555	$694	$690	$0.827	$0.666	$0.574	$0.585	$0.657	0.81%	0.44%	2.41%	2.66%	0.00%	1.58%

Table 2

Apartment Data by Area for Large Complexes
(Fall 2006 Full Data Set)

		Average Rent					Average Rent per Sq. Ft.					Vacancy Rate					
Area	Number of Complexes	0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR	Total
ALL	44	$603	$644	$779	$956	$1,497	$1.209	$0.901	$0.765	$0.739	$1.024	0.60%	1.91%	2.49%	2.72%	0.41%	2.23%
1	14	$810	$705	$882	$1,144	$1,727	$1.564	$1.002	$0.897	$0.929	$1.214	1.37%	0.59%	2.38%	1.03%	0.55%	1.48%
2	7	$575	$776	$960	$1,236	-	$1.267	$1.027	$0.892	$0.873	-	0.00%	4.84%	5.77%	6.96%	-	5.52%
3	18	-	$614	$715	$753	$801	-	$0.863	$0.698	$0.571	$0.507	-	2.08%	1.97%	1.96%	0.00%	1.99%
4	2	$495	$442	$501	$607	-	$0.990	$0.622	$0.485	$0.479	-	0.00%	1.36%	0.40%	0.00%	-	0.65%
5	3	$293	$382	$511	$657	-	$0.567	$0.534	$0.513	$0.578	-	0.00%	1.05%	0.47%	0.77%	-	0.68%

Table 3

Apartment Data by Zip Code

(Fall 2006 Full Data Set)
(Zip Codes with More Than 1 Complex)

			Average Rent		Vacancy
Zip Code	Number of Complexes	Number of Units	per Unit	per Sq. Ft.	Total
70802	7	849	$649	$0.829	2.36%
70805	7	875	$445	$0.638	6.90%
70806	19	2,359	$568	$0.618	1.65%
70808	18	2,884	$763	$0.902	2.01%
70809	19	3,332	$852	$0.829	3.39%
70810	9	1,451	$802	$0.828	1.65%
70812	2	208	$494	$0.707	3.85%
70814	4	541	$514	$0.591	0.37%
70815	18	2,575	$511	$0.579	1.01%
70816	29	6,420	$672	$0.731	1.46%
70817	5	636	$771	$0.726	9.91%
70820	15	1,968	$981	$1.038	0.56%

Table 4

Fall 2006 Data Set Statistics

(Fall 2006 Full Data Set)

	Number of Complexes						Number of Units by Data Set					
Data Set	With 0 BR Units	With 1 BR Units	With 2 BR Units	With 3 BR Units	With 4 BR Units	Total # of Complexes	0 BR Units	1 BR Units	2 BR Units	3 BR Units	4 BR Units	Total Units
All Complexes	23	138	147	87	19	156	412	8,998	11,907	2,827	537	24,681
Large Complexes	7	43	44	29	9	44	167	5,079	6,274	1,435	242	13,197

Table 5

Apartment Data by Area

(Fall 2004 - Fall 2006 Matched Sample Data Set)

			Average Rent					Average Rent per Sq. Ft.					Vacancy Rate					
Area	Number of Complexes	Period	0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR	Total
ALL	129	F 2006	$446	$582	$703	$878	$1,438	$0.967	$0.834	$0.705	$0.707	$1.106	1.48%	1.43%	1.67%	1.92%	0.44%	1.58%
		S 2006	$437	$565	$687	$863	$1,407	$0.949	$0.810	$0.689	$0.695	$1.082	0.59%	0.16%	0.14%	0.24%	0.00%	0.16%
		F 2005	$439	$550	$665	$830	$1,391	$0.953	$0.789	$0.668	$0.669	$1.069	1.48%	0.09%	0.12%	0.08%	0.44%	0.13%
		S 2005	$424	$516	$627	$784	$1,309	$0.920	$0.740	$0.629	$0.632	$1.006	5.04%	5.71%	5.80%	5.99%	3.27%	5.72%
		F 2004	$412	$510	$621	$777	$1,308	$0.895	$0.731	$0.623	$0.626	$1.005	6.82%	4.56%	6.23%	6.19%	1.74%	5.51%
1	39	F 2006	$468	$627	$764	$1,061	$1,636	$0.963	$0.915	$0.794	$0.904	$1.278	3.60%	0.54%	1.53%	1.35%	0.56%	0.14%
		S 2006	$467	$612	$751	$1,043	$1,599	$0.963	$0.894	$0.780	$0.890	$1.249	0.00%	0.20%	0.19%	0.15%	0.00%	0.17%
		F 2005	$449	$612	$742	$1,009	$1,581	$0.925	$0.894	$0.770	$0.860	$1.235	1.80%	0.24%	0.26%	0.30%	0.56%	0.31%
		S 2005	$422	$556	$676	$977	$1,488	$0.870	$0.813	$0.702	$0.833	$1.163	3.60%	6.71%	6.56%	5.24%	3.34%	6.21%
		F 2004	$424	$553	$676	$959	$1,489	$0.873	$0.807	$0.702	$0.818	$1.163	5.41%	2.59%	6.52%	3.14%	1.11%	4.42%
2	23	F 2006	$527	$655	$807	$1,081	$509	$1.273	$0.905	$0.767	$0.798	$0.467	0.00%	2.04%	2.17%	2.03%	0.00%	2.06%
		S 2006	$490	$634	$791	$1,080	$509	$1.183	$0.877	$0.752	$0.798	$0.467	1.47%	0.00%	0.11%	0.00%	0.00%	0.08%
		F 2005	$553	$604	$744	$992	$451	$1.334	$0.836	$0.707	$0.733	$0.414	1.47%	0.00%	0.05%	0.00%	0.00%	0.05%
		S 2005	$522	$567	$709	$908	$509	$1.261	$0.784	$0.673	$0.670	$0.467	7.35%	6.79%	6.29%	10.55%	0.00%	7.01%
		F 2004	$465	$552	$689	$914	$451	$1.122	$0.763	$0.655	$0.675	$0.414	1.47%	5.81%	7.72%	10.75%	0.00%	7.03%
3	35	F 2006	$472	$613	$711	$772	$801	$0.967	$0.855	$0.697	$0.599	$0.507	2.44%	0.02%	2.07%	2.26%	0.00%	2.16%
		S 2006	$460	$594	$690	$760	$784	$0.943	$0.828	$0.676	$0.589	$0.496	0.00%	0.23%	0.13%	0.60%	0.00%	0.22%
		F 2005	$439	$569	$666	$746	$784	$0.899	$0.794	$0.653	$0.578	$0.496	0.00%	0.06%	0.11%	0.00%	0.00%	0.08%
		S 2005	$433	$539	$635	$691	$710	$0.887	$0.752	$0.622	$0.536	$0.449	9.76%	5.45%	6.26%	5.24%	5.00%	5.84%
		F 2004	$430	$532	$629	$681	$714	$0.882	$0.742	$0.617	$0.528	$0.451	2.44%	4.80%	6.08%	5.48%	5.00%	5.48%
4	16	F 2006	$495	$403	$484	$533	-	$0.990	$0.608	$0.507	$0.484	-	0.00%	0.68%	0.19%	0.42%	-	0.40%
		S 2006	$425	$394	$472	$519	-	$0.850	$0.595	$0.494	$0.471	-	0.00%	0.00%	0.19%	0.00%	-	0.10%
		F 2005	$425	$389	$463	$513	-	$0.850	$0.587	$0.485	$0.466	-	0.00%	0.00%	0.00%	0.00%	-	0.00%
		S 2005	$425	$374	$448	$507	-	$0.850	$0.564	$0.469	$0.460	-	0.00%	5.84%	2.69%	2.54%	-	3.82%
		F 2004	$425	$373	$446	$507	-	$0.850	$0.562	$0.467	$0.460	-	0.00%	6.66%	3.94%	4.66%	-	5.01%
5	16	F 2006	$367	$423	$512	$686	$690	$0.807	$0.650	$0.554	$0.584	$0.657	0.00%	0.41%	1.06%	3.35%	0.00%	0.98%
		S 2006	$370	$410	$500	$635	$690	$0.813	$0.630	$0.542	$0.541	$0.657	0.86%	0.21%	0.00%	0.00%	0.00%	0.13%
		F 2005	$364	$408	$491	$628	$690	$0.801	$0.628	$0.531	$0.535	$0.657	1.72%	0.00%	0.00%	0.00%	0.00%	0.09%
		S 2005	$364	$397	$478	$614	$650	$0.801	$0.609	$0.517	$0.522	$0.619	3.45%	2.87%	4.12%	4.83%	0.00%	3.58%
		F 2004	$364	$395	$475	$610	$650	$0.801	$0.607	$0.515	$0.520	$0.619	12.93%	4.62%	5.53%	8.92%	4.17%	5.91%

Table 6

Apartment Data by Area for Large Complexes

(Fall 2004 - Fall 2006 Matched Sample Data Set)

			Average Rent					Average Rent per Sq. Ft.					Vacancy Rate					
Area	Number of Complexes	Period	0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR	0 BR	1 BR	2 BR	3 BR	4 BR	Total
ALL	40	F 2006	$510	$636	$763	$943	$1,520	$1.058	$0.889	$0.751	$0.734	$1.085	0.00%	1.77%	2.05%	1.64%	0.49%	1.85%
		S 2006	$491	$618	$745	$935	$1,469	$1.019	$0.864	$0.734	$0.728	$1.048	0.76%	0.15%	0.04%	0.33%	0.00%	0.12%
		F 2005	$508	$599	$721	$898	$1,455	$1.054	$0.837	$0.710	$0.700	$1.039	3.03%	0.08%	0.13%	0.08%	0.99%	0.15%
		S 2005	$484	$556	$677	$843	$1,377	$1.005	$0.777	$0.667	$0.657	$0.983	6.07%	5.88%	5.91%	6.07%	7.39%	5.94%
		F 2004	$456	$547	$667	$837	$1,391	$0.946	$0.765	$0.657	$0.652	$0.993	9.09%	4.27%	6.79%	5.41%	1.97%	5.58%
1	13	F 2006	$679	$680	$825	$1,105	$1,822	$1.418	$0.960	$0.852	$0.921	$1.375	0.00%	0.63%	1.62%	1.06%	0.70%	1.12%
		S 2006	$679	$662	$805	$1,096	$1,756	$1.418	$0.934	$0.832	$0.913	$1.325	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
		F 2005	$628	$670	$806	$1,065	$1,737	$1.313	$0.946	$0.833	$0.888	$1.311	5.26%	0.14%	0.36%	0.27%	1.40%	0.36%
		S 2005	$591	$600	$730	$1,025	$1,657	$1.235	$0.846	$0.754	$0.854	$1.250	2.63%	5.13%	7.39%	5.05%	8.39%	6.25%
		F 2004	$596	$595	$723	$1,012	$1,675	$1.245	$0.839	$0.747	$0.844	$1.265	0.00%	2.11%	7.27%	2.93%	0.70%	4.47%
2	6	F 2006	$575	$764	$955	$1,258	-	$1.267	$1.033	$0.900	$0.884	-	0.00%	3.57%	3.98%	2.89%	-	3.56%
		S 2006	$525	$764	$951	$1,255	-	$1.156	$1.032	$0.897	$0.883	-	0.00%	0.00%	0.00%	0.00%	-	0.00%
		F 2005	$610	$701	$854	$1,128	-	$1.344	$0.947	$0.806	$0.793	-	0.00%	0.00%	0.00%	0.00%	-	0.00%
		S 2005	$575	$655	$822	$1,051	-	$1.267	$0.886	$0.776	$0.739	-	8.16%	9.34%	7.57%	11.98%	-	8.86%
		F 2004	$495	$627	$781	$1,062	-	$1.090	$0.848	$0.737	$0.747	-	0.00%	4.92%	9.24%	8.26%	-	7.29%
3	17	F 2006	-	$617	$719	$740	$801	-	$0.865	$0.702	$0.569	$0.507	-	2.14%	2.08%	1.78%	0.00%	2.06%
		S 2006	-	$593	$698	$730	$784	-	$0.832	$0.680	$0.561	$0.496	-	0.21%	0.08%	0.79%	0.00%	0.20%
		F 2005	-	$568	$677	$725	$784	-	$0.796	$0.660	$0.558	$0.496	-	0.08%	0.04%	0.00%	0.00%	0.05%
		S 2005	-	$537	$644	$660	$710	-	$0.753	$0.628	$0.508	$0.449	-	5.32%	4.99%	4.15%	5.00%	5.06%
		F 2004	-	$529	$639	$649	$714	-	$0.742	$0.623	$0.499	$0.451	-	4.65%	6.24%	5.34%	5.00%	5.47%
4	2	F 2006	$495	$442	$501	$607	-	$0.990	$0.622	$0.485	$0.479	-	0.00%	1.36%	0.40%	0.00%	-	0.65%
		S 2006	$425	$423	$490	$607	-	$0.850	$0.594	$0.475	$0.479	-	0.00%	0.00%	0.00%	0.00%	-	0.00%
		F 2005	$425	$423	$490	$607	-	$0.850	$0.594	$0.475	$0.479	-	0.00%	0.00%	0.00%	0.00%	-	0.00%
		S 2005	$425	$399	$467	$589	-	$0.850	$0.561	$0.453	$0.465	-	0.00%	6.80%	2.80%	1.59%	-	3.90%
		F 2004	$425	$399	$470	$589	-	$0.850	$0.561	$0.455	$0.465	-	0.00%	10.88%	5.60%	6.35%	-	7.38%
5	2	F 2006	$293	$374	$442	$525	-	$0.567	$0.520	$0.410	$0.523	-	0.00%	0.78%	0.00%	0.00%	-	0.36%
		S 2006	$293	$374	$442	$525	-	$0.567	$0.520	$0.410	$0.523	-	2.27%	0.78%	0.00%	0.00%	-	0.54%
		F 2005	$293	$359	$416	$525	-	$0.567	$0.499	$0.385	$0.523	-	4.55%	0.00%	0.00%	0.00%	-	0.36%
		S 2005	$293	$348	$411	$525	-	$0.567	$0.483	$0.381	$0.523	-	6.82%	6.67%	3.51%	12.50%	-	5.72%
		F 2004	$293	$348	$411	$525	-	$0.567	$0.483	$0.381	$0.523	-	27.27%	7.45%	3.04%	12.50%	-	7.33%

Table 7

Apartment Data by Zip Code

(Fall 2004 - Fall 2006 Matched Sample Data Set)
(Zip Codes with More Than 1 Complex)

				Average Rent		Vacancy
Zip Code	Number of Complexes	Number of Units	Period	per Unit	per Sq. Ft.	Total
70802	5	550	F 2006	$519	$0.638	2.36%
			S 2006	$473	$0.581	1.27%
			F 2005	$468	$0.575	0.55%
			S 2005	$448	$0.551	8.55%
			F 2004	$437	$0.537	7.09%
70805	6	816	F 2006	$443	$0.638	0.61%
			S 2006	$434	$0.625	0.00%
			F 2005	$441	$0.636	0.00%
			S 2005	$440	$0.634	0.98%
			F 2004	$436	$0.629	2.94%
70806	12	1539	F 2006	$502	$0.579	0.84%
			S 2006	$491	$0.566	0.19%
			F 2005	$484	$0.557	0.13%
			S 2005	$467	$0.539	4.55%
			F 2004	$466	$0.537	7.41%
70808	15	2356	F 2006	$686	$0.838	1.66%
			S 2006	$681	$0.831	0.04%
			F 2005	$685	$0.836	0.42%
			S 2005	$609	$0.743	8.74%
			F 2004	$601	$0.073	6.20%
70809	14	2798	F 2006	$848	$0.840	2.07%
			S 2006	$832	$0.824	0.00%
			F 2005	$778	$0.771	0.00%
			S 2005	$736	$0.729	6.61%
			F 2004	$719	$0.712	7.58%
70810	9	1451	F 2006	$802	$0.828	1.65%
			S 2006	$765	$0.790	0.07%
			F 2005	$754	$0.779	0.00%
			S 2005	$695	$0.718	6.06%
			F 2004	$695	$0.718	3.86%
70814	4	541	F 2006	$514	$0.591	0.37%
			S 2006	$495	$0.568	0.37%
			F 2005	$488	$0.561	0.00%
			S 2005	$468	$0.538	2.77%
			F 2004	$568	$0.537	2.59%
70815	14	2366	F 2006	$517	$0.563	0.85%
			S 2006	$506	$0.551	0.08%
			F 2005	$490	$0.533	0.00%
			S 2005	$483	$0.525	3.21%
			F 2004	$471	$0.512	5.96%
70816	27	6151	F 2006	$674	$0.734	1.50%
			S 2006	$654	$0.712	0.28%
			F 2005	$636	$0.692	0.10%
			S 2005	$595	$0.648	6.08%
			F 2004	$587	$0.639	5.59%
70817	4	588	F2006	$794	$0.739	10.20%
			S 2006	$805	$0.749	0.17%
			F 2005	$742	$0.690	0.34%
			S 2005	$691	$0.643	10.37%
			F 2004	$729	$0.679	5.10%
70820	14	1968	F 2006	$981	$1.038	0.56%
			S 2006	$969	$1.025	0.05%
			F 2005	$938	$0.992	0.25%
			S 2005	$896	$0.948	4.01%
			F 2004	$894	$0.945	2.59%